



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes City Council

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Tuesday, August 20, 2019

3:00 PM

City Council Chambers

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### 630 E. Hopkins - Work Session

#### I. Call To Order

**With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Hughson at 3:01 p.m. Tuesday, August 20, 2019 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.**

#### II. Roll Call

**Present:** 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Melissa Derrick, Mayor Jane Hughson, Council Member Ed Mihalkanin, Council Member Joca Marquez and Council Member Mark Rockeymoore

#### PRESENTATIONS

1. Receive a Staff Presentation regarding Social Services Funding and provide direction to Staff.

**Bert Lumbreras, City Manager provided a brief update on this item. He reminded Council or the work session held in December 2018 they presented an overview of social services and youth initiatives including cost recovery and fee philosophy.**

**Melissa Neel, Assistant Director of Finance provided a presentation regarding the guidelines of the Social Services Funding Policy. The funding for FY20 is \$500K distributed by the Human Services Advisory Board (HSAB). Ms. Neel provided the program summary and the guidelines which includes a needs assessment, self sufficiency goals, performance measures, data management, and community outreach.**

**Ms. Neel provided the potential Self sufficiency goals which will ultimately be determined by a needs assessment that include: Safety net/Infrastructure services, Problem Prevention, Transition out of poverty, Enrichment, and Universal support services. The City seeks to fund programs that will enable transition out of current circumstances to becoming self sufficient.**

**Ms. Neel provided the Human Services Advisory Board FY21 New Funding Cycle along with the timeline and next steps which include the following: In August 2019 staff is seeking direction to move forward with policy and adopt this policy at the November council meeting. In April and May 2020 there would be collaboration with stakeholders, HSAB, and agencies with changes to application and evaluation, complete documentation. In October 2020 the new policy would go into effect for the FY2021 budget year (October 2020 through September 2021) and new applications would be available to agencies with new processes and timeline.**

**Consensus is to move forward with the policy and present to Council for adoption in November 2019.**

- 2. Receive a Staff presentation, hold discussion, and consider approval of My Historic SMTX, the City's historic resources survey.**

**Alison Brake introduced consultants Elizabeth Porterfield, Senior Architectural Historian, with Hicks & Company and Beth Valenzuela, Senior Architectural Historian, with Terracon.**

**The consultants outlined the purpose of the survey which include:**

- Provide comprehensive "snapshot" of the city's historic properties**
- Proactively identify historically and culturally significant properties and areas**
- Facilitate the City of San Marcos planning efforts to maintain historic properties and prevent demolition**
- Help to preserve the cultural and historical character that makes San Marcos unique**

**There were numerous opportunities for public input and the consultants outlined the timeline of the survey:**

- Public Outreach Plan – Sept. 2018**
- Research Design – Oct. 2018**
- Survey Kick-off Public Meeting – Nov. 2018**
- Phase 1 Field Survey – Nov. & Dec. 2018**
- Phase 1 Survey Report – Feb. 2019**
- Second Public Meeting – Feb. 2019**
- Phase 2 Field Survey – Feb. & March 2019**
- Phase 2 Survey Report – June 2019**
- Final Deliverables – Sept. 2019**

**When a survey is done there are two things that are looked at, the Integrity and Significance of the property. The definition of these is outlined below:**

- **Integrity – authenticity of a property’s historic identity**
- **Significance – what makes a historic-age property important**

After the integrity and significance of these properties are defined, they are placed in preservation priority which include:

- **High – individually eligible**
- **Medium – contributing to a potential historic district**
- **Low – non-contributing**

The survey resulted in the following:

- **Evaluation of over 2,000 parcels**
- **Reevaluation of three prior surveys**
- **204 resources recommended as High preservation priority**
- **Six potential historic districts (new districts or extensions of existing districts)**
- **Areas identified for further study**
- **Information for the City of San Marcos in their review of future planning initiatives and new development**

The three surveys that were re-evaluated included:

- **Downtown Historic District (1992) – many additional contributing resources due to sensitive restorations since time of survey**
- **Dunbar and East Guadalupe Neighborhoods (1996) – both areas have experienced demolitions and infill development; some resources previously identified are no longer extant**
- **San Marcos Heritage Neighborhood (1997) – revaluation of most of existing historic districts with specific emphasis on resources built after 1950**

San Marcos currently has the following historic districts:

- **Lindsey Rogers**
- **Burleson Street**
- **Belvin Street**
- **Hopkins Street**
- **San Antonio Street**
- **Dunbar**
- **Downtown**

The survey identified the following potential historic districts:

- **Harvey Street Historic District**
- **Expansion of San Antonio Street Historic District**
- **Expansion of Downtown Historic District**
- **Expansion of Lindsey-Rogers Historic District**

- Expansion of Belvin Street Historic District
- Expansion of San Antonio or Hopkins Street Historic Districts

A Windshield survey was taken which is simply a snapshot of a neighborhood. The recommendations that came from this Windshield survey includes the following:

- Spring Lake Hills – high priority
- G.A. McNaughton’s First Addition (ca. 1980) – medium priority
- College Court (1948) – medium priority
- Forest Hills/College Heights (1948) – medium priority
- Park Addition (1907) – low priority
- Windmill Addition (1973) – low priority

Some additional recommendations for the 1st Phase include:

- Demolition review period
- Reevaluation of landmark/district designation criteria
- Thematic landmark designations
- Communication process with governmental entities disposing of surplus property

Some additional recommendations for the 2nd Phase include:

- Tax credits and incentives for designation
- Alternative designations

Additional Recommendations for the 3rd Phase include:

- Resources meriting further study
- Continuation of survey

The next steps using the My Historic SMTX Resource survey include the following:

- Historical Guiding document to help facilitate planning efforts and initiatives
- Information Commission and elected officials can use for New and expanded historic districts
- New local landmarks
- Information Staff can use for review of Certificates of Appropriateness
- Information Staff can present to Planning and Zoning Commission

Council will consider adoption of this survey at a future meeting.

## **EXECUTIVE SESSION**

3. Executive Session in accordance with the following Government Code Sections:

A. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding the creation of Hays County Municipal Utility District No. 8.

B. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Hays County Municipal Utility District No. 8.

C. Section § 551.072 - Real Property: to discuss the acquisition of land for cemetery purposes

**A motion was made by Council Member Mihalkanin, seconded by Mayor Pro Tem Prewitt, to enter into Executive Session at 4:05 p.m. The motion carried by the following vote:**

**For:** 7 - Mayor Pro Tem Prewitt, Council Member Gonzales, Council Member Derrick, Mayor Hughson, Council Member Mihalkanin, Council Member Marquez and Council Member Rockeymoore

**Against:** 0

III. Adjournment.

**The City Council returned into Open Session at 5:09 p.m. Mayor Hughson adjourned the Work Session meeting of the San Marcos City Council at 5:09 p.m.**

**Jamie Lee Case, TRMC, City Clerk**

**Jane Hughson, Mayor**